



122a South Road, Haywards Heath, West Sussex RH16 4LP

GUIDE PRICE ... £250,000-£265,000 ... LEASEHOLD



**MANSELL
McTAGGART**
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A very large 3/4 bedroom, two-storey maisonette with two parking spaces located above the shops in South Road in the heart of the town centre, almost opposite Victoria Park, the Broadway and railway station.

- Town centre apartment of 922 ft.²/85.6 m²
- Allocated parking for 2 cars
- Ideal long-term Buy To Let investment
- Should rent out for between £1250-£1400pcm
- Lounge - Kitchen with integrated appliances
- 3/4 bedrooms, bathroom & en-suite shower room
- Easy walk to railway station and hospital
- Views over Victoria Park
- For sale with vacant possession or the current, tenants (paying £1250 PCM) would be keen to sign a new tenancy agreement
- EPC rating: C - Council Tax Band: B
- Tenure: Leasehold - 189 years from 25th March 1990 (156 years remaining)
- Ground rent: £100 pa rising by £50 pa every 25 years. Next increase in 2040
- Service charge: The property is responsible for 66% of the cost of building maintenance (no fixed charges) and insurance (currently £417.62 per annum)

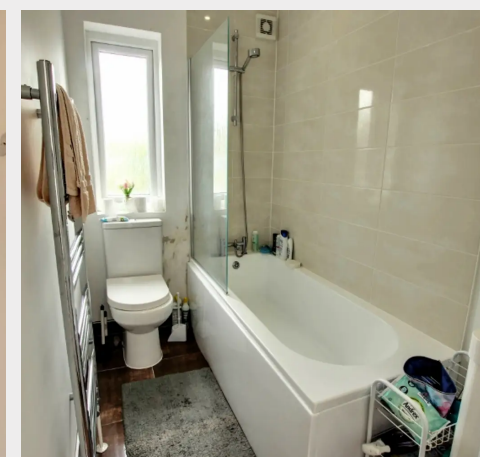
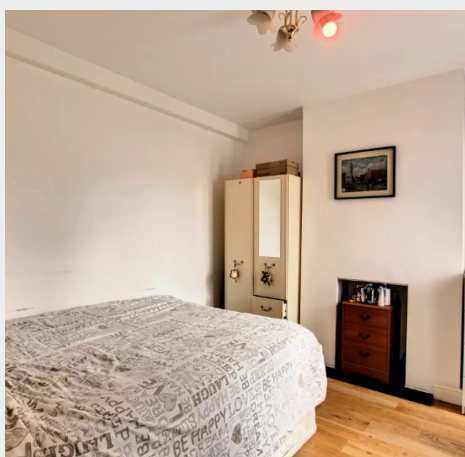


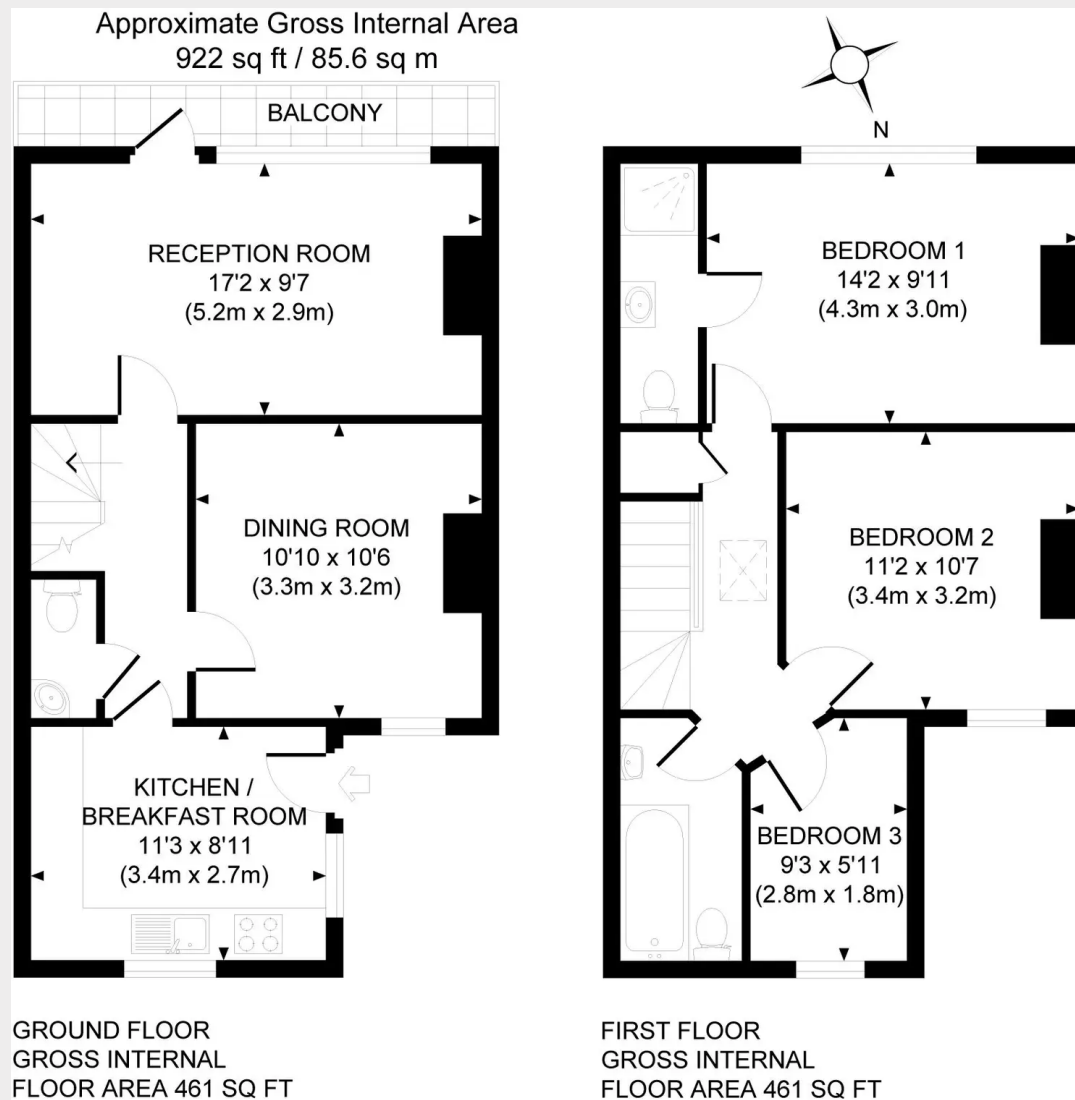
The property is located in the heart of the town centre above 'Heath Nail Design' in South Road, enjoying views over Victoria Park and is accessed from the car park to the rear via St Wilfrid's Way and is therefore ideally placed within the heart of the town close to the shops. The town's fashionable Broadway is within a short stroll where there are numerous restaurants, cafes and bars. Haywards Heath has numerous leisure groups, sports clubs and a leisure centre. Schools are well represented throughout the town and the property is within a short walk of several primary schools.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10A). The railway station is approximately 0.65 miles distant and provides fast commuter links to London (Victoria/London Bridge 20 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

Distances in approximate miles:-

Schools: St Joseph's RC Primary (0.25), Warden Park Primary Academy (0.3), St Wilfrid's Primary (0.6), Oathall Community College (0.8), Warden Park Secondary Academy (1.2)





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